093.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,000 /	955,000
					USE VALUE:	955,000 /	955,000
					ASSESSED:	955,000 /	955,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY PATRICK
Owner 2:	PERKINS-KELLY LACEY
Owner 3:	
Street 1:	64 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOXHOUND PROPERTY INVESTMENTS -
Owner 2:	LLC -
Street 1:	146 WARREN AVE
Twn/City:	MILTON
St/Prov:	MA Cntry:
Postal:	02186

NARRATIVE DESCRIPTION

This parcel contains 5,045 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5045.000	552,000	3,100	399,900	955,000
Total Card	0.116	552,000	3,100	399,900	955,000
Total Parcel	0.116	552,000	3,100	399,900	955,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.56 | /Parcel: 471.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60132
GIS Ref:
GIS Ref:
Insp Date: 05/16/19

!7587!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	552,000	3100	5,045.	399,900	955,000	955,000	Year End Roll	12/18/2019
2019	101	FV	59,500	3100	5,045.	405,700	468,300	468,300	Year End Roll	1/3/2019
2018	101	FV	198,200	3100	5,045.	302,800	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	198,200	3100	5,045.	274,200	475,500	475,500	Year End Roll	1/3/2017
2016	101	FV	198,200	3100	5,045.	262,800	464,100	464,100	Year End	1/4/2016
2015	101	FV	187,100	3100	5,045.	222,800	413,000	413,000	Year End Roll	12/11/2014
2014	101	FV	187,100	3100	5,045.	211,400	401,600	401,600	Year End Roll	12/16/2013
2013	101	FV	187,100	3100	5,045.	201,100	391,300	391,300		12/13/2012

PRINT

Date	Time
12/10/20	22:12:32

LAST REV

Date	Time
10/10/19	18:31:28
apro	
7587	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOXHOUND PROPER	72393-468	1	3/29/2019		995,000	No	No		
BUSNACH ROBERT,	70958-13	1	5/2/2018	Change>Sale	565,000	No	No		Remainder to Robert Busnach.
KASTANT PRISCIL	61384-368		3/13/2013	Convenience	1	No	No		
PAPPAS SOPHIE E	13431-390		6/11/2003	Family		No	No		
	13431-390		5/1/1978		44,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2018	756	Inter Fi	150,000	O				gut reno, add bath
5/8/2018	566	Inter-De	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	Measured	DGM	D Mann
2/7/2019	Meas/Inspect	DGM	D Mann
2/7/2019	Permit Visit	DGM	D Mann
11/30/2018	Mail Update	MM	Mary M
8/30/2018	Meas/Inspect	PH	Patrick H
3/24/2009	Meas/Inspect	189	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5045		Sq. Ft.	Site		0	70.	1.13	5									399,946						399,900	

Total AC/HA:	0.11582	Total SF/SM:	5045	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,946	Spl Credit		Total:	399,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1927	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	107211
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557591
Depreciation:	5576
Depreciated Total:	552015

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

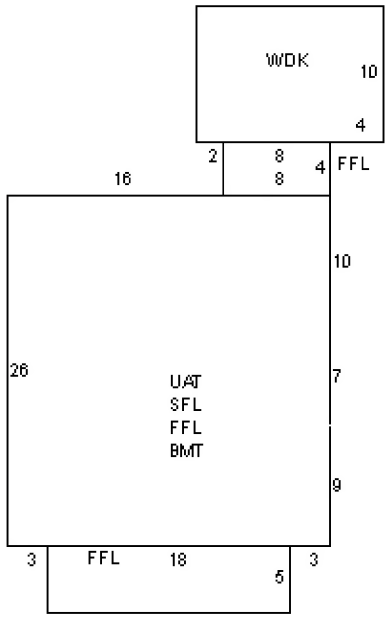
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	222.17
Special Features:	0	Val/Su Net:	241.05
Final Total:	552000	Val/Su SzAd	402.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	746	167.050	124,616
BMT	Basement	624	98.220	61,291
SFL	Second Floor	624	167.050	104,237
UAT	Upper Attic	156	128.630	20,066
WDK	Deck	140	13.010	1,821

Net Sketched Area:	2,290			Total:	
Size Ad	1370	Gross Are	3748	FinArea	2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1927	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100